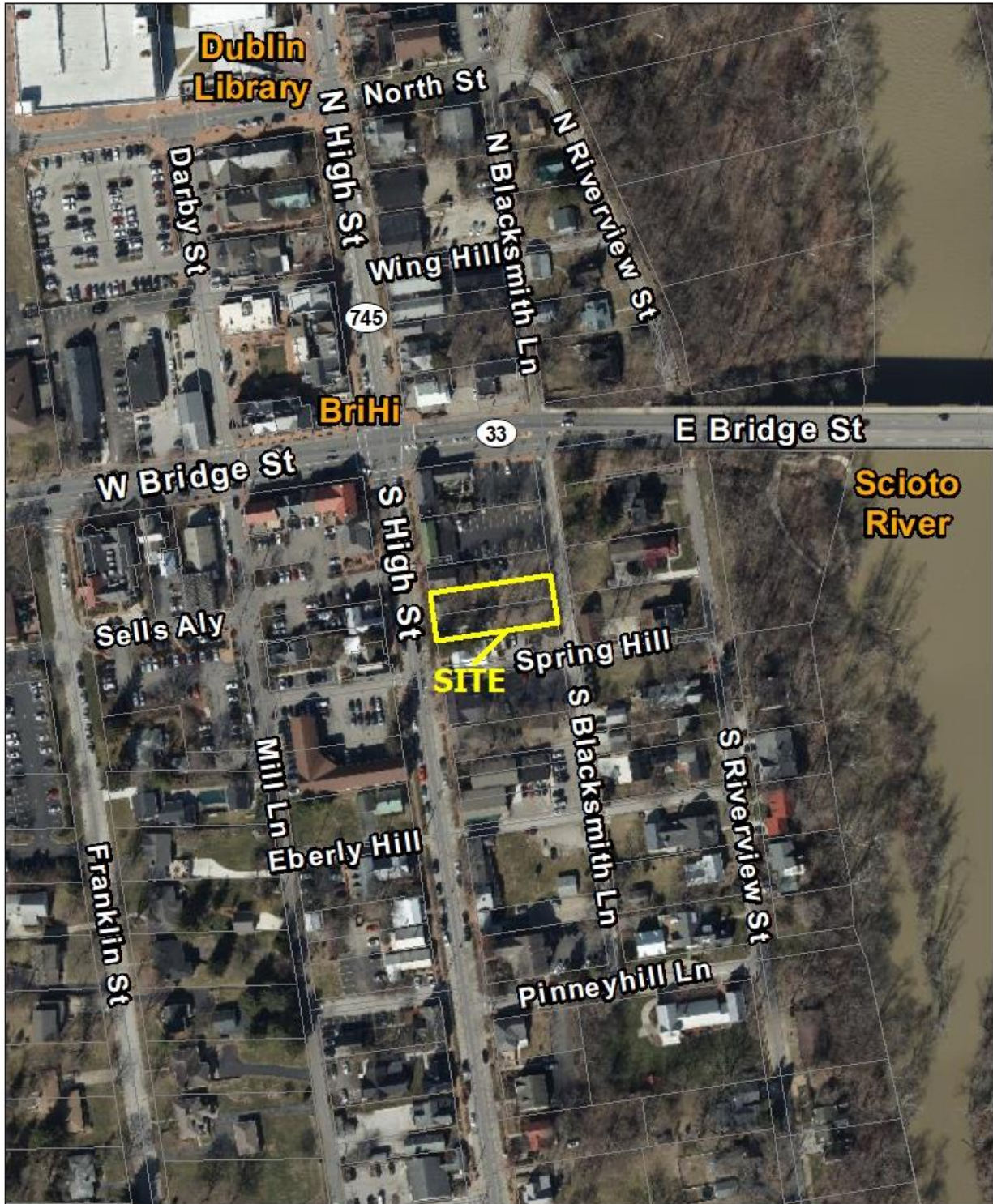






# 1. Context Map



 <p>City of Dublin</p>	<p>21-084INF Informal Review The Apothecary 30-32 S. High Street</p>	<p>0 75 150 Feet</p> 
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## 2. Overview

### Background

This is a request for Informal Review and feedback on a proposed 2,000-square-foot eating and drinking establishment (bourbon and cigars) at 30 S. High Street and a 1,700-square-foot eating and drinking establishment (wine and appetizers) at 32 S. High Street. The proposal includes new additions on each building, a shared outdoor terrace, and nine parking spaces. Relocation of an existing stone wall is proposed, along with removal of two outbuildings.

The .25-acre site, located at 30-32 S. High Street, is comprised of two lots each currently occupied by two buildings. Both buildings are listed on the National Register of Historic Places (NRHP) and have been vacant for nearly ten years.

#### *30 S. High Street*

The building at 30 S. High Street was constructed circa 1840–50, according to the Ohio Historic Inventory (OHI). The structure is one of the few remaining log-construction buildings in Historic Dublin. The structure is a 1½ story, front gabled building with a stone foundation and a standing seam metal roof. A shed roof dormer was built into the gable on the S. High Street side, and a salt-box addition is at the back of the building; both of these are later additions, which, according to applicant testimony provided at the 2018 Architectural Review Board (ARB) hearing, are in “significant disrepair and are not salvageable”. At the time, a city consultant found these additions to be contributing to the district.

Currently, the building is clad in asbestos shingle siding. The two windows on the main floor are two-over-two, and the windows on the shed roof/front gable appear to be newer aluminum frame windows. No front door is present on the S. High Street façade; access is gained through an unadorned door on the north side of the building. The building was originally a pharmacy, according to an 1856 map of the City and was added to the NRHP in 1979.

#### *32 S. High Street*

The building at 32 S. High Street was constructed circa 1840-50, according to the OHI and was a post office in the 1930s-40s and a grocery store in the 1950s-1970s. The building has a stone foundation and frame (board and batten at the sides, shiplap at the front) construction, with a gabled, standing seam metal roof that is perpendicular to S. High Street. The building is a traditional commercial-style building, with a three-bay, false front on the entry façade. There are a privy and a shed located behind the building. The property was added to the NRHP in 1979.

### Case History

These properties came before both the Administrative Review Team (ART) and the ARB in 2018. At that time, numerous Waivers were requested in conjunction with a proposed bakery and office addition. The building located at 30 S. High Street was noted to be closer than the required 3-foot side setback; the Code has since been amended to allow for a zero-foot side setback in the Historic Core. Some members of the ARB also noted that the proposed, two-story addition to the 30 S. High Street building overwhelmed the building and was not subordinate to the existing structure. The results of the 2018 hearing were approval for all requested Waivers and uses, although no improvements have occurred since that time. Since Board Orders are valid for one year from issuance, the approval has since expired.

## Site Characteristics

### *Natural Features*

The 30 S. High Street building is located on an approximately 5,227-square-foot (.12-acre) lot, and the 32 S. High Street building is located on an approximately 5,662-square-foot (.13-acre) lot. A historic stone wall is located along the shared side lot line behind the buildings, and a privy and shed are located behind 32 S. High Street. Both sites are heavily treed; however, many of the trees are Ailanthus and could be negatively affecting the building foundations. No parking is existing on site for either lot.

Fairly significant topographic change occurs from the front of the sites on S. High Street to the back on S. Blacksmith Lane. The proposal to use a walk-out structure on the 30 S. High Street parcel is appropriate, given the topography. The applicant will have to address how the cross grade may affect the historic stone wall on the property line, and between the additions and outdoor spaces.

### *Historic and Cultural Facilities*

In 2017, the City of Dublin City Council adopted a Historic and Cultural Assessment (HCA), which documents a variety of community assets including homes, cemeteries, and stone walls. This Assessment notes that both buildings are listed on the NRHP. Additionally, the shared stone wall is an important feature, as are the existing outbuildings on 32 S. High Street.

A site visit showed that the stone wall is in fairly good condition. Some minor areas have fallen apart; however, the majority of the wall is standing. It appears that the upright stones have been mortared in place. A minor cross wall exists near the mid-point of the lot.

The privy and shed are in fair condition. There are holes in the privy roof; however, the door works and the structure appears to be fairly sound. The shed roof is intact, although the foundation appears to use lumber laid on the ground. The siding is in decent condition, given its age.

### *Surrounding Land Use and Development Character*

North: HD-HC: Historic District - Historic Core (commercial/barber shop)  
East: HD-HR: Historic District - Historic Residential  
South: HD-HC: Historic District - Historic Core (office)  
West: HD-HC: Historic District - Historic Core (commercial/restaurant and retail)

### *Road, Pedestrian and Bike Network*

The site has frontage on S. High Street with pedestrian access by the existing sidewalk network. Vehicular access is provided via S. Blacksmith Lane at the eastern end of the site.

## Code and Guidelines

### *Historic District – Historic Core*

The proposed uses are permitted within the zoning district, and special standards apply. Specifically, each use shall be contained in buildings under 3,500 square feet (criteria met in both cases), and deliveries and refuse pick up shall only be permitted between 8:00am and 5:00pm. Outdoor seating will be regulated relative to both outdoor music and lighting. All of these items will be addressed when further details are made available during subsequent reviews. Finally, setbacks and lot coverage are defined as follows:

- Setbacks
  - Front: 0 feet
  - Side: 0 feet
  - Rear: 5 feet for buildings and pavement
- Lot coverage: 85 percent

### *Historic Design Guidelines*

The Historic Design Guidelines supplement the Code and should be considered when new additions and exterior modifications are proposed in the Historic District. The Guidelines provide recommendations regarding the overall character and preservation of existing assets. The Guidelines recommend that additions to existing structures should be contextually sensitive to neighboring properties, being designed in a way that is cognizant of and complements existing mass and scale, roof shape, height, and materials of surrounding properties. Additionally, the Guidelines provide direction of preservation of the historic integrity of existing structures and cultural features, such as historic stone walls and outbuildings. The Guidelines note that contemporary materials should only be used in a traditional way. While continuity and compatibility with the neighborhood is expected, the Guidelines recommend avoidance of a false sense of history.

## Proposal

The applicant is proposing to use both buildings for commercial restaurant/bar uses, each contained within their own building, but with a shared outdoor terrace and parking area at the rear of the buildings. A large addition is proposed for 30 S. High Street, perpendicular to the original building and at the back; this would replace an addition that is currently in some disrepair at the back of the original log structure. In 2018, a two story addition was proposed; with this application, a single story with walk out basement is proposed. A small addition is proposed at the back of the 32 S. High Street building. The applicant is requesting informal feedback from the Board on the proposed use, parking waivers, and demolition of the additions at the back of 30 S. High Street. Staff is requesting input on the proposed removal and reconstruction of the stone wall and demolition of the privy and shed.

### *Scale, Mass, Height, Materials*

No information on exact building size or character are provided with this application, although the footprint of the additions are shown on the accompanying drawings. Again, the 30 S. High Street building is proposed to have a single story, plus walkout, addition rather than the two story proposed and approved in 2018. The addition on 30 S. High Street is set in from the original log structure, and the gable is perpendicular to the original. The 32 S. High Street building has a small entry addition at the back, also set in from the existing structure. No material information was provided with this application, although the architect states that the materials will be very similar to those proposed in 2018.

### *Site Modifications*

The site includes an existing, historic wall on the common side property line. The applicant is proposing to relocate this wall around the new parking lot, to be built at the back of the properties. Removal of some of the wall would also be required for a proposed mechanical area between the two buildings, and presumably for site grading. The Historic Design Guidelines specifically talk about preserving historic stone walls *in situ*.

Grading information was not provided; however, Staff has concern that the necessary grading (north-south and east-west) may further affect the historic stone walls and potentially affect the trees on site. This can better be determined with the submittal of a grading plan with a formal review. With Staff's site visit, it was determined that many of the trees are Ailanthus and it would be prudent to remove them. One approximately 24-inch Maple was seen on the site, which should be preserved.

Staff initially suggested that the applicant try to provide as much parking on-site as possible to take parking pressure off of the surrounding neighborhood. The Dublin City Zoning Code, *Table 153.173(C): Required Vehicle Parking* states that Eating and Drinking establishments are required to have 10 parking spaces per 1,000 square feet; the proposal is for a total of 3,700 square feet, necessitating 37 spaces. Section 153.173(F)(2)(b) states that off-site parking in a lot within 600 feet of the subject parcel may be approved, and Section 153.173(F)(3)(b) states that off-site parking to meet the minimum parking requirement shall require an approved parking plan. The applicant had originally requested to rely on the public parking lots available within the required 600 feet of the properties. The Board should consider what the right balance of on-site parking is (perhaps only for handicapped and refuse) to minimize neighborhood impacts and also allow preservation of a greater amount of the stone walls, outbuildings, and trees.

## 3. Informal Review Considerations

**1) Does the Board support demolition of the two additions behind 30 S. High Street, two outbuildings (privy and shed), and partial demolition/relocation of historic stone wall?**

The property is located within Historic Dublin and is zoned HD – HC, Historic District – Historic Core. Demolition of all structures including buildings and walls falls under the purview of the ARB. The zoning district permits additions to existing buildings in compliance with the Code requirements and Historic Design Guidelines. The Board should reference the requirements and Guidelines when considering the proposal. The Historic Design Guidelines provide specific guidance about the preservation of historic stone walls and outbuildings.

**2) Does the Board support the site layout including the location and size of the additions?**

The Board should consider the existing site layout and surrounding context in review of the proposal. Previous discussion on this topic included concern that the addition proposed for 30 S. High Street was not subordinate enough to the original structure. The applicant has stated that this proposed addition would be one story tall (previously two stories) and use the natural slope for a walk out basement. The proposed addition for 32 S. High Street is small in size and would be in conjunction with a proposed entry patio for the building. The applicant has also requested feedback on a potential cover, or roof, for the terrace to allow for greater seating options during inclement weather.

**3) Should parking be provided on-site or would the Board support a Waiver to the parking requirement in order to preserve historic elements of the site?**

The BSD Code requires the number of vehicle parking spaces based on use. Eating and Drinking establishments are required to have 10 parking spaces per 1,000 square feet; the proposal is for a total of 3,700 square feet, necessitating 37 spaces. Staff conducted an analysis of available off-site public parking within 600 feet of the site. The following lots provide parking within that distance: Dublin Community Church (M-F, 7:30am to 11:30pm); the Franklin Street Lot (all week, some 3 hour parking, some all-day parking); the Visitors' Bureau; and the Town Center Lot (M-F, 8am to 5pm, 3 hour restriction, with no restriction after 5pm). Additional parking, outside the 600 foot radius, is also available at the Darby, Library, and John Wright lots. The parking as shown would remove and relocate the historic stone walls along the common lot lines, as well as impact the privy and shed outbuildings. The Board is asked to consider if they would support a deviation from the requirement given that some parking is accommodated on site and additional public parking is provided throughout the district.

#### **4. Discussion Questions**

An Informal Review provides the opportunity for feedback at the formative stage of a project allowing the Architectural Review Board to provide non-binding feedback to an applicant regarding the proposal. Planning recommends the Board consider the following questions:

- 1) Does the Board support demolition of the two additions behind 30 S. High Street, two outbuildings (privy and shed), and partial demolition/relocation of historic stone wall?
- 2) Does the Board support the site layout including the location and size of the additions?
- 3) Should parking be provided on-site or would the Board support a Waiver to the parking requirement in order to preserve historic elements of the site?
- 4) Other considerations by the Board.